



# FAIRFAX COUNTY

## DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

September 18, 1998

Son H. Nguyen, General Manager  
Department of Environmental Services  
City of Falls Church  
300 Park Avenue  
Falls Church, VA 22046-3332

Re: Interpretation for SE 95-P-050, City of Falls Church, Relocation of Trees, Tax Map 49-1 ((1)) Pt. 2

Dear Mr. Nguyen:

This is in response to your letter of August 31, 1998, requesting an interpretation of the approved Special Exception Plat (SE Plat) and Development Conditions imposed by the Board of Supervisors in conjunction with the approval of SE 95-P-050. As I understand it, the question is whether relocation of 9 white pine trees, shown on the SE Plat to be located along the southern boundary of the substation site, onto the adjacent residential property is in substantial conformance with the SE Plat and Development Condition Number 4. This determination is based on the plan attached to your letter, which is a modified copy of the SE Plat and prepared by Rinker Detwiler & Associates, P.C. which is dated September 1, 1995. Copies of the above referenced letter and a reduction of the plan are attached.

As I understand it, the planting shown on the SE Plat cannot be installed due to the underground location of the Washington Metro Area Transit Authority (WMATA) substation power grid. As an alternative, you propose to locate the plantings approximately 20 feet to the south on the adjacent residential property.

It is my determination that the proposed relocation of 9 white pine trees is in substantial conformance with Development Condition Number 4 and the SE Plat, provided that permission is granted by the owner of the residential property. This determination has been reviewed with the Urban Forestry Branch, DPW&ES, and has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Kul Sandhu at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

BAB/KS/:n:\zed\sandhu\interpre\FallsChurchSE95-p-050.wpd

Attachments: A/S

cc: Gerald E. Connolly, Supervisor, Providence District  
Carl A.S. Coan, Jr., Planning Commissioner, Providence District  
Jane W. Gwinn, Zoning Administrator  
Michelle Brickner, Director, Site Review Division, DPW&ES  
Bonds and Agreements Branch, DPW&ES  
Tom Ford, Senior Urban Forester, DPW&ES  
File: SE 95-P-050, SEI 9809 032



**City of Falls Church**  
Department of Environmental Services

Son H. Nguyen, P.E.  
General Manager

(703) 241-5070/76  
Fax (703) 241-5117

Harry E. Wells Building - 300 Park Avenue - Falls Church, Virginia 22046-3332

Public Utilities Division  
Public Works Division  
General Services  
Transportation  
(engineering, operations)

August 31, 1998

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

**SEP 9 1998**

ZONING EVALUATION DIVISION

Barbara A. Byron, Director  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22935

RE; Special Exception # SE 95-P-050  
Cedar Lane, Route 698

Dear Ms. Byron:

In order to comply with the requirements of the referenced project, the City proposes to install nine white pine trees approximately twenty feet south of the northern property line as shown on the drawing and located so they will not interfere with the WMATA power grid.

Please respond as soon as possible.

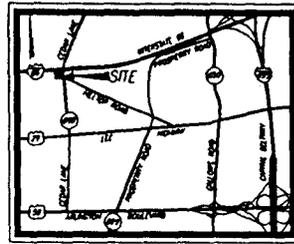
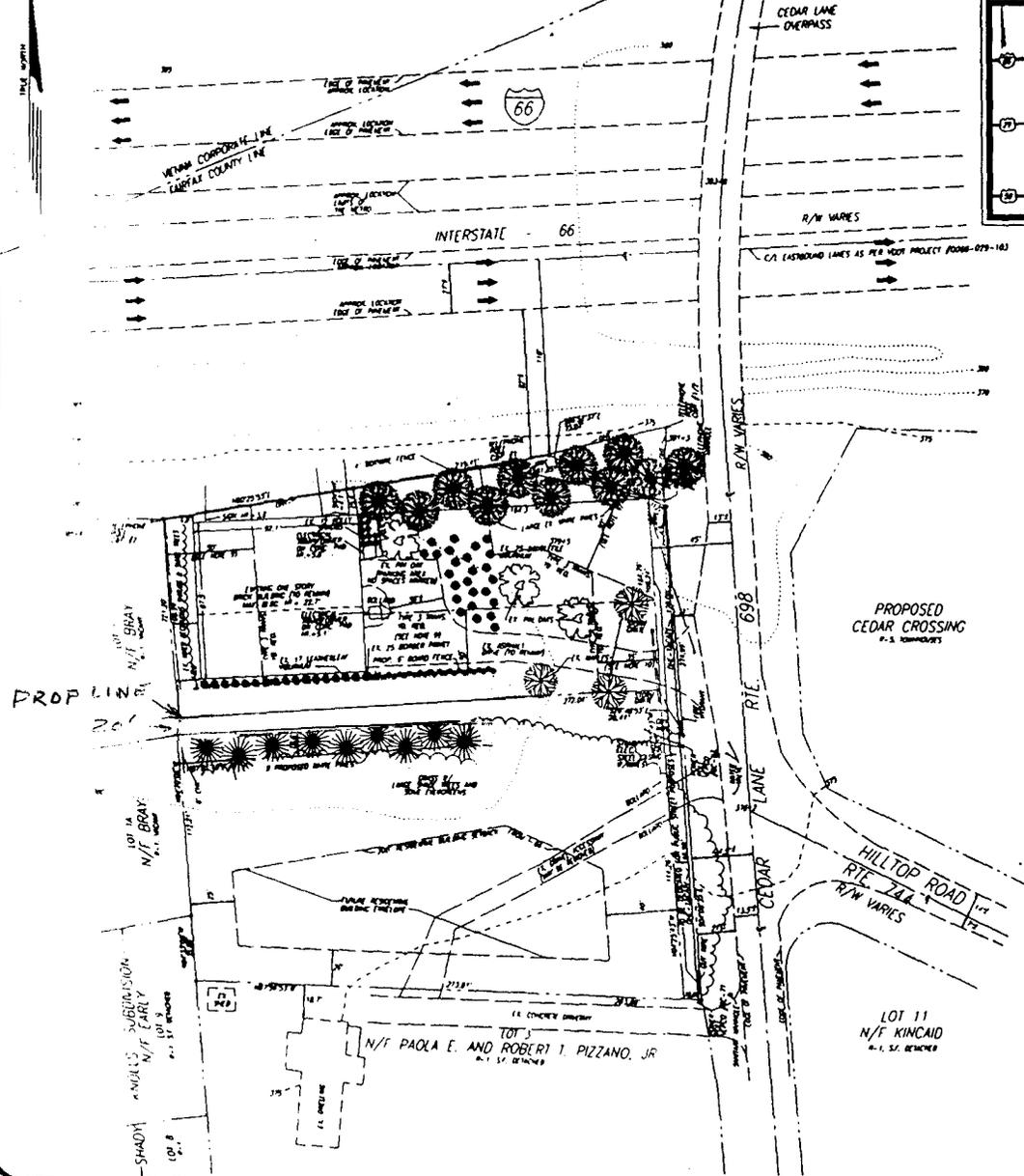
Sincerely,

Son, H. Nguyen,  
General Manager,  
Department of Environmental Services

cc: Kevin Guinaw, Branch Chief  
Zoning Evaluation Branch

Attachment:

AGENT USE (LITTLE LEAGUE (QUASI-PUBLIC) AND SINGLE FAMILY (DETACHED))

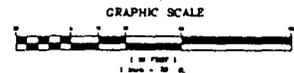


**SITE TABULATIONS**

TOTAL SITE AREA: 1.8257 ACRES (79,371 SQ. FT.)  
 PROPOSED SPECIAL EXCEPTION AREA: 34,344 SQ. FT.  
 MINIMUM LOT AREA: NO REQUIREMENT (SECT. 9-184, PARA. 1)  
 REMAINING LOT AREA: 45,027 SF. FOR FUTURE RES. LOT 1  
 EXISTING ZONING: R-1 RESIDENTIAL DISTRICT  
 MINIMUM LOT WIDTH: NO REQUIREMENT (SECT. 9-184, PARA. 1)  
 MAXIMUM HEIGHT: NO REQUIREMENT (SECT. 9-184, PARA. 1)  
 EXISTING BUILDING HEIGHT: 22' 7"  
 MINIMUM YARD REQUIREMENTS: NONE (SECT. 9-184, PARA. 1)  
 OPEN SPACE REQUIREMENTS: NONE (SECT. 9-184, PARA. 1)  
 PARKING REQUIREMENTS: NONE  
 EXISTING BUILDING GROSS FLOOR AREA: 6,800 ± SQ. FT.  
 MAX. ALLOWABLE FAR: NONE (SECT. 9-184, PARA. 1)

**NOTES:**

1. THE PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 19-1-1(11) PARCEL 2 AND IS ZONED R-1.
2. THE PROPERTY IS RECORDED IN THE NAME OF THE CITY OF FALLS CHURCH, IN DEED BOOK 3976, PAGE 228 AND THE EXISTING BUILDING WAS BUILT IN 1984.
3. THE PURPOSE OF THIS SPECIAL EXCEPTION IS TO REQUEST APPROVAL FOR A CATEGORY 1 - LIGHT PUBLIC UTILITY. THIS USE IS CURRENTLY IN OPERATION UNDER A LEASE AGREEMENT WITH THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (METRA) FOR THE EXISTING ELECTRICAL SUBSTATION. THE PURPOSE OF APPROVAL IS THE APPLICANT INTENDS TO SUBDIVIDE THE RESIDUAL AREA, A ONE-ACRE SITE AFTER DEDICATION FOR ONE RESIDENTIAL LOT.
4. TOPOGRAPHIC INFORMATION IS PROVIDED AT 3-FOOT CONTOUR INTERVALS TAKEN FROM FAIRFAX COUNTY TOPOGRAPHY MAPS. BOUNDARY AND BUILDING LOCATIONS HAS TAKEN FROM A SURVEY BY HENDERSON AND ASSOCIATES CONDUCTED IN MARCH 1995.
5. THERE IS NO DRAINFIELD, PUBLIC SANITARY SEWER, WELL OR PUBLIC WATER WHICH CURRENTLY SERVES THIS SITE. THE PROPERTY IS LOCATED WITHIN THE FALLS CHURCH WATER SERVICE AREA AND BOTH AN 8" AND A 16" LINE ARE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY ON THE WEST SIDE OF CEDAR LANE. AN EXISTING 8" SANITARY SEWER LINE IS ALSO LOCATED JUST SOUTH OF THIS PROPERTY.
6. THERE IS NO ENVIRONMENTAL QUALITY CONCORD (EQL) 100-YEAR FLOODPLAIN OR PPA AREAS LOCATED ON THIS SITE.
7. IT IS ANTICIPATED THAT A BARRIER WILL BE REQUESTED FOR ANY STORM WATER DETENTION AND/OR BEST MANAGEMENT PRACTICES (BMP). THIS SITE (POLE 1) IS FOR A USE CURRENTLY IN OPERATION WITHIN AN EXISTING STRUCTURE. THE ONLY NEW CONSTRUCTION WOULD BE ON THE RESIDUAL PARCEL FOR A SINGLE FAMILY DETACHED RESIDENCE IN THE FUTURE.
8. IT IS ANTICIPATED THAT A BARRIER WILL BE REQUESTED FOR THE TYPE 1 - 8' ASPHALT DRIVE TRAIL WHICH IS INDICATED ON THE COASTLINE TRAILS PLAN ALONG THE PORTAGE OF THE SUBJECT PROPERTY. AT THIS TIME, NO EXISTING TRAIL OF SOMEWHAT HAS BEEN CONSTRUCTED TO CONNECT TO ON EITHER SIDE OF THIS PROPERTY.
9. MODIFICATION OF THE TRANSITIONAL SCREENING YARD TYPE 3 IN ACCORDANCE WITH SECTION 13-304, PARAGRAPHS 11 AND 14 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS REQUESTED. MODIFICATION TO INCLUDE REDUCING THE EXISTING REAR YARD OF 15' ALONG THE WESTERN PROPERTY LINE ADJACENT TO THE BUILDING AND ALLOWING THE EXISTING VEGETATION AND FENCING TO SATISFY THE SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN AND NORTHWESTERN PROPERTY LINES. WOODPILES ALONG THE SOUTHERN SIDE LINE TO INCLUDE REDUCING THE YARD WIDTH TO 18.6' ADJACENT TO THE EXISTING BUILDING. CONSTRUCTING A 6' HIGH WOODEN FENCE ALONG PART OF THE DRIVEWAY AND PLANTING 9' ADDITIONAL BARE PINES.
10. MODIFICATION OF THE TRANSITIONAL SCREENING YARD TYPE 2 IN ACCORDANCE WITH SECTION 13-304 IS REQUESTED. MODIFICATION TO INCLUDE ALLOWING THE EXISTING VEGETATION TO SATISFY THE SCREENING REQUIREMENTS IN ACCORDANCE WITH PARAGRAPHS 3 A BARRIER OF THE BARRIER REQUIREMENT ALONG CEDAR LANE IS REQUESTED IN ACCORDANCE WITH PARAGRAPHS 3 AND 14.
11. MODIFICATION OF THE YARD REGULATIONS UNDER SECTION 2-114 IS REQUESTED TO REDUCE THE REQUIRED SETBACK FOR AN INDUSTRIAL BUILDING FROM AN OVERSEER POINT-OF-WAY. THE DISTANCE YARDS FROM # 8 TO 13.4' FROM THE EXISTING BUILDING TO THE RIGHT-OF-WAY FOR # 8.
12. ACCORDING TO THE DEEDS OF RECORD FOR THIS PROPERTY, THE COUNTY'S PUBLIC ZONING AND TOPOGRAPHY MAPS, AND FROM AN OVERLY 1981, NO DEDICATION OF ANY GRAVE, OBJECT OF STRUCTURE MARKING A BURIAL WAS INDICATED ON THIS SITE.
13. BASED ON PRELIMINARY INVESTIGATION, NO HAZARDOUS WASTES, TOXIC SUBSTANCES OR PETROLEUM PRODUCTS HAVE BEEN DETECTED, IDENTIFIED, TREATED OR DISPOSED OF ON THIS SITE. STORAGE TANKS AND/OR CONTAINERS ARE NOT PROPOSED FOR ANY FUTURE USE ON THIS SITE.
14. NO PUBLIC OFF-SITE ROAD IMPROVEMENTS ARE ANTICIPATED WITH THIS PLAN. IF REQUESTED, THE APPLICANT WILL COORDINATE WITH MDOT FOR ANY ADDITIONAL EXTERNAL IMPROVEMENTS.
15. APPLICANT WILL WORK WITH THE URBAN FORESTER TO IDENTIFY AND PRESERVE SUITABLE CANOPY TREES ON THE PROPOSED RESIDENTIAL LOT.



**rd**

**RINKER-DETWILER & ASSOCIATES, P.C.**  
 ENGINEERING SURVEYING LAND PLANNING  
 2240 GUNNERS STREET, FALLS CHURCH, VIRGINIA 22710  
 PHONE: (703) 440-3373 FAX: (703) 501-8412 TOLL FREE: 1-800-794-4440

**SPECIAL EXCEPTION PLAN**

**THE CITY OF FALLS CHURCH, VIRGINIA**  
 FAIRFAX COUNTY, VIRGINIA

REVISIONS  
 SHEET 1 OF 1

DATE: MAY 29, 1999  
 SCALE: 1" = 20'  
 DESIGN: FALLS  
 DRAFT: CAD  
 CHECKED BY: FLC  
 LPLC  
 JOB NUMBER: 99-091-01  
 SHEET 1 OF 1